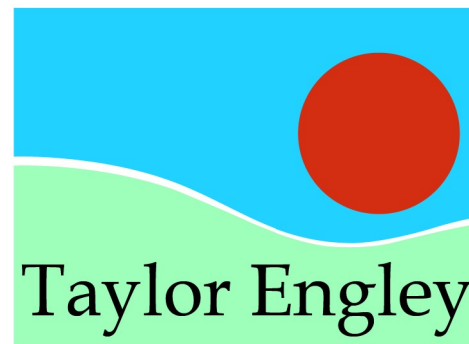


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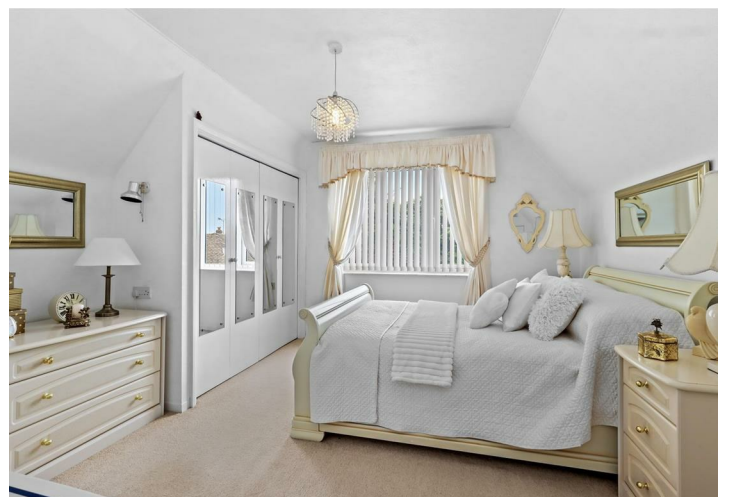
76 Upper Ratton Drive, Ratton, Eastbourne, East Sussex, BN20 9DJ
Guide Price £700,000 Freehold

A well presented and much improved FOUR BEDROOMED DETACHED CHALET STYLE HOME, located in the desirable Ratton area. The property provides generously proportioned living accommodation and is considered to be in very good decorative order having the benefit of gas fired central heating and double glazed windows. Features include a conservatory, reception hall, double aspect sitting room, fitted kitchen/dining room, two ground floor bedrooms, ground floor shower room, two first floor bedrooms and a first floor bathroom. Outside there is a spacious garage with utility room to rear, driveway parking and delightful established gardens.



The property is located in the highly sought after Ratton area being within close proximity to the South Downs National Park where numerous scenic walks can be enjoyed. Bus services pass along the Willingdon Road which is approximately half a mile distant and schools for most age groups are within a two mile radius. Eastbourne's town centre is approximately three miles distant offering a comprehensive range of shopping facilities and mainline railway station. Mainline railway stations can also be found at Hampden Park and Polegate.

*** DESIRABLE RATTON LOCATION * DELIGHTFUL ESTABLISHED GARDEN SETTING * RECEPTION HALL * CONSERVATORY * DOUBLE ASPECT SITTING ROOM * FITTED KITCHEN/DINING ROOM * TWO GROUND FLOOR BEDROOMS * GROUND FLOOR SHOWER ROOM * TWO FIRST FLOOR BEDROOMS * FIRST FLOOR BATHROOM * DRIVEWAY PARKING * SPACIOUS GARAGE WITH UTILITY ROOM TO REAR * GENEROUSLY PROPORTIONED LIVING ACCOMMODATION * NO ONWARD CHAIN ***



The accommodation

Comprises:

Door opening to:

Entrance Vestibule

Having tiled floor and being open plan to conservatory.

Conservatory

14'11 x 10'1 (4.55m x 3.07m)

Spacious conservatory with outlook to front having tiled floor, glazed roof, radiator and power.

Door from entrance vestibule opening to:

Reception Hall

14'11 max x 10'10 max (4.55m max x 3.30m max)

(Maximum measurements including depth of staircase)

Radiator, central heating programmer, double built-in cloaks cupboard housing consumer unit.

Sitting Room

19'11 x 13'11 + door recess (6.07m x 4.24m + door recess)

Spacious double aspect room with outlook to front and side, fireplace with fitted electric fire, radiator.

Fitted Kitchen/Dining Room

21'11 max x 13'4 max (6.68m max x 4.06m max)

(13'4 max reducing to 9'4)

Maximum measurements include depth of fitted units - Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with range of base units below, wall mounted cupboards with under cupboard lighting, Neff electric eye level oven with cupboard above and below, Diplomat four ring ceramic hob with extractor fan over, space and plumbing for dishwasher, corner display shelving, space for American style fridge freezer, downlighters, window to front overlooking conservatory and patio doors to rear opening to rear garden.

Ground Floor Bedroom 3

12'5 x 9'10 (3.78m x 3.00m)

Double aspect room overlooking gardens, two double wardrobe cupboards, radiator.

Bedroom 4/Optional Study

10'3 x 6'6 (3.12m x 1.98m)

(Currently used as study)

Radiator, outlook to rear.

Ground Floor Shower Room

Spacious shower cubicle with rainhead style shower fitment and hand held shower fitment, pedestal wash hand basin, low level wc, tiled walls, tiled floor, chrome effect towel rail, radiator, downlighters, medicine cabinet with mirror and lighting, window to rear.

Stairs rising from hall to:

First Floor Landing

Central heating programmer, airing cupboard housing cylinder and shelving, built-in cloaks cupboard with hanging rail, loft hatch to roof space.

Bedroom 1

16'3 max x 11'4 max (4.95m max x 3.45m max)

Radiator, access to roof space with light, access to under eaves, outlook to side.

Bedroom 2

13'5 x 11'11 max (4.09m x 3.63m max)

(11'1 max reducing to 10')

Measurements exclude window recess. Double aspect room having small window

to front and window to side with far reaching views across Eastbourne towards the coast, radiator, built-in wardrobe cupboard, built-in cupboard housing Vaillant gas fired boiler, access to under eaves.

Bathroom

Bath with mixer tap and shower attachment, wash hand basin set into cupboard unit, low level wc, fitted corner cabinet, wall mounted medicine cabinet with mirror fronted door, shaver point, electrically heated towel rail, tiled walls, radiator, window to rear.

Outside

Garage

18'2 max x 15'11 max (5.54m max x 4.85m max)

(18'2 max to door reducing to 17'4)

Maximum measurements including depth of fittings and structures. Gas and electric meters, light and power, electrically operated up and over door to front, door to wc.

Wc

Low level wc, wall mounted wash hand basin, window to rear.

Two doors from the rear of the garage opening to utility room.

Utility Room

12' x 4'3 (3.66m x 1.30m)

(Maximum measurements provided including depth of fitted units).

Comprises single drainer stainless steel sink unit with base units below, space and plumbing for washing, space for tumble dryer, fitted storage cupboard with adjacent shelving, light and power.

Personal door from utility room opening to rear garden.

Outside

The property is set within mature landscaped gardens. The front garden area having a driveway providing parking and a spacious patio area to the immediate front of the property, there is a retainer wall and borders with a variety of attractive mature shrubs.

Rear Garden

Considered to be a particular feature of the property extending from the rear to the side of the property. To the immediate rear of the kitchen/dining room there is a patio area within attractive knapped flint retainer wall, a brick retainer wall continues to the rear and the side of the property where there are steps rising to an attractive mature garden with patio area, areas laid to lawn and a variety of mature trees and shrubs. Within the side garden area is a timber summerhouse with decking to the front from where far reaching views can be enjoyed over Eastbourne and towards the coast. There are outside taps to the front and rear of the property and outside lighting.

COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council - currently £3,490.42 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website: www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

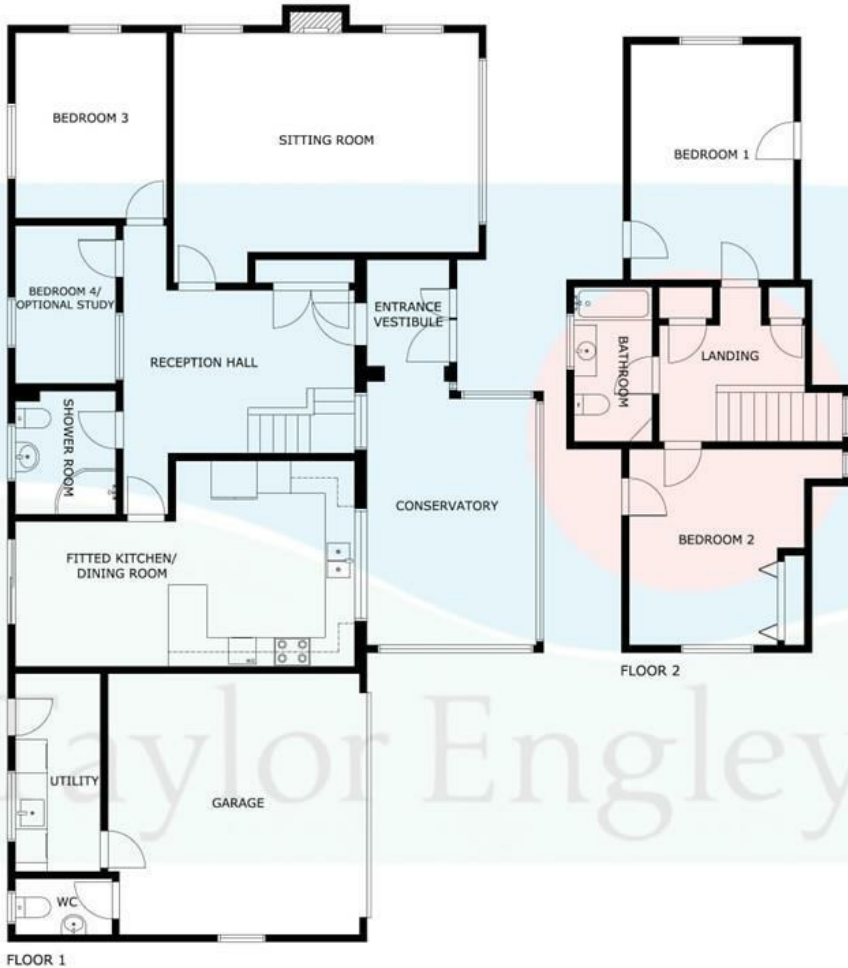
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.

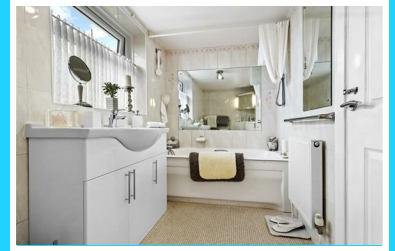








GROSS INTERNAL AREA
 TOTAL: 1,815 sq.ft
 FLOOR 1: 1,317 sq.ft, FLOOR 2: 498 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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